

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Damon McQuaid, Chair
Matthew Allison, Vice Chair
Kenneth Chenis, Clerk
Gregory Bittner
David Prokowiew



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Adam R. Burney
Land Use Director

Minutes
September 14, 2015

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

ANRs:

90 West Townsend Road- Plan endorsed by Board.

466 West Townsend Road- Plan endorsed by Board.

Tri Town Landing- Maintenance Shed- Great Bridge Properties, represented by William Caselden, presented a request for a second shed on the site in conjunction with the construction of the fourth building. There is currently one shed already on site at full capacity. The requested shed, which will be located approximately in the middle of the site, will also have an overhang for residents' bicycle storage. A. Burney noted to the Board this is considered a Minor Change to the plan and does not require a public hearing as it is a functional upgrade and does not change the site density. K. Chenis questioned roof runoff. The shed will be on a grassed area, with a concrete walk at the front. Drainage will be to the grassed area, not the parking lot. Shed will be used for storage of lawn equipment. No vehicles will be stored in the shed. Motion to approve Minor Change, K. Chenis, Second, D. Prokowiew, all aye.

PUBLIC HEARINGS:

339 Electric Avenue- See separate minutes.

Highfield Village, Northfield Road- See separate minutes.

Minutes Approval: All minutes signed. 8/24/15- Motion, K. Chenis, Second, D. Prokowiew; 8/24/15 274 Prospect Street Hearing- Motion, K. Chenis, Second, D. Prokowiew; 8/24/15 Executive Session- Motion, G. Bittner, Second, K. Chenis.

COMMITTEE REPORTS:

Building Reuse Committee- Committee made its recommendation of Tappe Associates to the Board of Selectmen for study of Town buildings.

Capital Planning Committee- Met September 8th. Committee discussed a 20-year outlook.

Agricultural Commission- Next meeting September 17th.

MJTC- Next meeting September 16th.

MRPC- Covered housekeeping issues.

Open Space Ad Hoc Committee- No meeting.

School Building Committee- Building 52% complete. Plan is to be airtight by Thanksgiving.

Green Community Task Force (GCTF)- Next meeting September 16th.

DEVELOPMENT STATUS REPORTS:

Definitive Subdivision, 50 Elmwood Road- Weekly update noted Lot 5 being finished. Lots 6 and 7 being subgraded.

Tri Town Landing- Fire suppression design undergoing peer review.

339 Electric Avenue- See above.

Highfield Village- See above.

DIRECTOR'S ITEMS: Bylaw Updates: A. Burney updated Board on Site Plan Approval, Draft 3. A. Burney to research inclusion of "dark sky compliant".

NOTICES & COMMUNICATIONS: Noted

MEETING SCHEDULE:

September 15- Executive Session with Board of Selectmen, 6:00 PM

September 28- 274 Prospect Street Hearing (cont'd)

October 26

ADJOURNED: 8:46 PM

Documents used at meeting:

Minutes 08/24/15

Minutes 08/24/15, 274 Prospect Street Hearing

Minutes 08/24/5, Executive Session

ANR Plan, 90 West Townsend Road

ANR Plan, 466 West Townsend Road

339 Electric Avenue Site Plan Review Submittal

Highfield Village Development Plan Review Submittal

Site Plan Approval, Draft 3